HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Trois-Rivières CMA

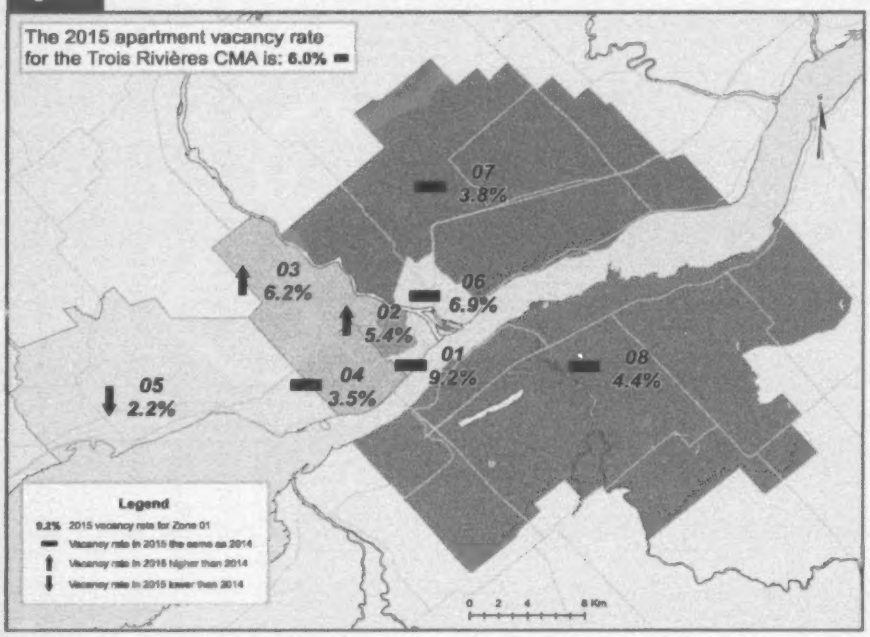
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- Rental market conditions remained soft in the Trois-Rivières CMA: the vacancy rate was 6 per cent.
- The Downtown sector still has the highest proportion of vacant units (9.2 per cent).
- An increase in the vacancy rate occurred in the North sector of the city of Trois-Rivières and in the UQTR sector.
- The estimated change in the average rent for two-bedroom apartments was 1.2 per cent. The average monthly rent for units of this type reached $581 this fall.

Figure 1


The 2015 apartment vacancy rate for the Trois Rivières CMA is: 6.0%
07 3.8%
03 6.2%
06 6.9%
02 5.4%
01 9.2%
08 4.4%
04 3.5%
05 2.2%
Legend
9.2% 2015 vacancy rate for Zone 01
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014
0 2 4 8 Km

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Overview of the Trois-Rivières CMA rental market

The Trois-Rivières census metropolitan area (CMA) rental market eased again this year. According to the results of the Rental Market Survey conducted in October 2015 by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate in the greater Trois-Rivières area rose to 6.0 per cent this, from 5.3 per cent in 2014.[1]

The rental market conditions in Trois-Rivières began to ease in 2012, when employment registered significant losses. The vacancy rate had climbed from 3.9 per cent in 2011 to 5.2 per cent the following year. Since then, market conditions have stayed relatively soft. The proportion of unoccupied units remained high in the fall of this year. In fact, of the 18,053 rental units contained in privately initiated structures with three or more units that make up the area's rental universe, approximately 1,100 apartments were vacant. This state of the market is attributable to a higher supply and a very weak growth in demand.

The addition of close to 450 new units to the existing rental housing stock (+2.5 per cent) during the last year significantly pushed up rental housing supply in the Trois-Rivières area. During this period, however, rental housing demand changed very little. Despite an increase in demand from the student population, the decline in employment among youth moderated household formation and, in turn, growth in rental housing demand.

Just like the vacancy rate, the availability rate—which includes both vacant units and units for which a new tenant has not signed a lease—was largely unchanged, at 6.2 per cent. The average rent for two-bedroom apartments reached $581 in October 2015.

In these softer market conditions, there has been less pressure on rents, as is evidenced by the estimated change in the average rent for two-bedroom apartments, which was 1.2 per cent.

Conditions are easing in older buildings

Only apartments in older structures built before 1960 saw their vacancy rate rise (it climbed from 7.7 per cent to 11.0 per cent). Almost all buildings of this vintage are located in the Downtown sector, where the vacancy rate remained the highest across the Trois-Rivières metropolitan area.

As for the other building age categories, their market conditions were stable. Despite the addition of 450 new apartments to the Trois-Rivières rental housing stock, the vacancy rate for structures built in 2005 or after remained stable and was the lowest in the area, at 2.1 per cent.

It seems that the year in which the structures were built still affects rental performance. In fact, newer buildings had lower vacancy rates. It appears that renter households strongly prefer modern units, even if the rents charged in newer buildings are considerably higher.

The North and UQTR sectors of the former city of Trois-Rivières posted significant increases in their vacancy rates

On the geographic front, two Trois-Rivières sectors, the North and Université du Québec à Trois-Rivières (UQTR), saw their vacancy rate increase. Conversely, the Pointe-du-Lac–Yamachiche sector saw its vacancy rate decline from 3.8 per cent to 2.2 per cent. In the other sectors, the vacancy rate remained relatively stable. Moreover, the Downtown sector still posted the highest proportion of vacant units (9.2 per cent), its housing stock being the oldest in the CMA.

In the north of the former city of Trois-Rivières, the vacancy rate rose from 4.4 per cent in 2014 to 6.2 per cent in 2015. It is in fact in this sector that more new units were added to the existing rental housing stock between both surveys (140 apartments). Despite the preference of renter households for modern units, the more abundant supply in this sector resulted in a higher vacancy rate.

In the UQTR sector, the proportion of vacant units also increased, climbing from 3.1 per cent in 2014 to 5.4 per cent this year. Contrary to the North sector, no new rental properties were added to the UQTR sector over the past year. Even if university enrollment[2] increased in the area in 2015, market conditions in this sector softened considerably.

[1] No statistically significant changes were noted.
[2] The UQTR sector welcomes students for the most part.

What's more, the rental housing stock in this sector is one of the oldest in the Trois-Rivières CMA[3], since more than half of its structures were built in the 1960s and 1970s. This result seems to particularly reflect the greater mobility of renter households. That is why, as a result of the tendency of renters to prefer modern units[4] and the greater availability of newer units in the sectors close to the UQTR, such as Cap-de-la-Madeleine, it is likely that these sectors attracted part of the renter clients.

The increase in the number of vacant rental units in these sectors kept rental market conditions soft in the entire Trois-Rivières area.

The vacancy rate for one-bedroom apartments increased

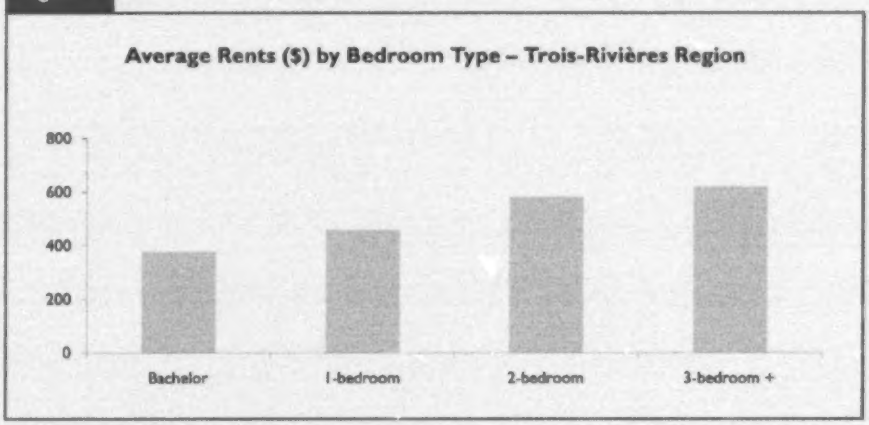
The vacancy rate increased only in the one-bedroom apartment category, jumping from 5.2 per cent to 7.3 per cent. In other apartment types, the proportion of vacant units remained stable, but still high.[5] The highest vacancy rate was registered for the smallest units, that is, bachelors (10 per cent).

Two-bedroom apartments post the lowest vacancy rate in the CMA year after year, at 4.7 per cent. In fact, the stability of the vacancy rate coincides with the largest addition of apartments to the rental universe this year. It seems that this housing type remains popular, since its dimensions are suitable for several types of households, such as households with children, roommate households, single households and couple households wanting extra space.

Figure 2

Source: CMHC

Figure 3



Source: CMHC

Market conditions softened for larger buildings

An analysis by year of construction showed that conditions eased only for the larger buildings surveyed (those with 20 to 49 units). The vacancy rate for these buildings climbed from 4.7 per cent to 7.2 per cent, while the vacancy rate for the smaller buildings (those with 3 to 5 units) was still the lowest of any structure size, at 5.3 per cent. Even if rents are generally higher in small structures, the more personal landlord-tenant relationship very likely has an impact on rental stability.

The rents increased

With market conditions remaining soft, rents in the Trois-Rivières CMA remained relatively unchanged. In fact, the estimated change in the average rent for two-bedroom apartments was 1.2 per cent; this change was

[3] Except for the Downtown sector of Trois-Rivières.
[4] The rental housing stock in the UQTR sector is one of the oldest in the Trois-Rivières CMA.
[5] No statistically significant changes were noted.

smaller than that recorded in October 2014 (1.8 per cent). The average rent for two-bedroom apartments reached $581. It is the lowest rent among all the major metropolitan areas in Quebec.

The relatively small increase in rents can be explained in part by the increased competition from available units.

The results were mixed elsewhere in the Mauricie area

In the Shawinigan and La Tuque census agglomerations, the rental market has evolved in different directions since last year. In the greater Shawinigan area, market conditions eased significantly, as the vacancy rate went from 7.9 per cent in October 2014 to 10.7 per cent in October 2015. The rise in the vacancy rate occurred in the three-bedroom apartment category. Conversely, La Tuque's rental market tightened. Here, the vacancy rate fell to 8.5 per cent in October 2015, down from 11.0 per cent a year earlier. However, the proportion of vacant units still remained high in both areas. The change in rental market conditions largely depended on the job market in these regions.

The addition of many rental units and the slow growth in demand kept the Trois-Rivières market soft

In the Trois-Rivières CMA, an increase in the conventional rental housing supply, combined with a relatively stable demand, caused the conditions on the Trois-Rivières market to ease further in 2015.

On the supply side, there has indeed been a significant increase in the number of new rental apartments. In total, about 450 new units have been added to the Trois-Rivières rental housing stock since the October 2014 survey.

Rental housing demand, for its part, stayed at relatively stable levels. However, it should be noted that this stability resulted from two dynamics that evolved differently during the last year: migration and employment.

Improved net migration has, in all likelihood, contributed to supporting rental housing demand. In fact, newcomers usually choose to rent an apartment because of the quickness and flexibility associated with this housing type. Furthermore, the Université du Québec à Trois-Rivières contributes in a positive way to this influx of internal migrants. This establishment does attract, year after year, students from various areas of the province as well as a good number of international students. Since the winter 2015 semester, this university saw its full-time student enrollment increase[6], including foreign student enrollment. Rental housing demand has also consequently been supported, to a certain extent, by foreign students.

Nevertheless, the growth in rental housing demand attributable to newcomers was moderated by a less dynamic youth labour market. Actually, despite the relatively stable conditions on the labour market overall, the youngest households had to deal with a slight decline in employment. In fact, in the last year, employment among people aged from 15 to 24 fell by almost 2 per cent. Consequently, less favourable work conditions for this age group halted renter household formation and even, to a certain extent, led to the dissolution of some households. This limited the growth in rental housing demand.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

[6] The increase in enrollment occurred at the graduate study level.
Source: Université du Québec à Trois-Rivières

Trois-Rivières CMA
Saint-Luc-de-Vincennes
Champlain
Saint-Maurice
Cap-de-la-Madeleine
UQTR
Downtown
Trois-Rivières
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
Yamachiche
Wôlinak
Bécancour
0 1.5 3 6 9 12 Km
ZONES
01 - Downtown
02 - UQTR Sector
03 - North Sector
04 - Trois-Rivières-Ouest
Municipal Boundaries*
05 - Pte-du-Lac/Yamachiche
06 -Cap-de-la-Madeleine
07 - St-Louis/Champlain/St-Maurice/Ste-Marthe
08 - Bécancour
*2011 Census Boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - TROIS-RIVIÈRES CMA	
Zone 1	**Downtown**
Zone 2	**UQTR Sector**
Zone 3	**North Sector**
Zones 1-3	**Former City of Trois-Rivières**
Zone 4	**Trois-Rivières-Ouest**
Zone 5	**Pte-du-Lac/Yamachiche**
Zone 6	**Cap-de-la-Madeleine**
Zone 7	**St-Louis/Champlain/St-Maurice/Ste-Marthe**
Zone 8	**Bécancour**
Zone 4-8	**Outlying Areas**
Zones 1-8	**Trois-Rivières CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	**	**	9.0	11.3	**	**	**	**	8.1	9.2
UQTR Sector	1.8	**	3.2	7.3	2.9	3.4	4.0	7.8	3.1	5.4
North Sector	**	**	3.8	9.1	2.0	3.2	**	8.6	4.4	6.2
Former Trois-Rivières City (Zones 1-3)	5.4	5.7	5.7	9.4	4.0	4.7	7.2	8.6	5.3	7.0
Trois-Rivières-Ouest	**	**	**	3.7	3.1	3.3	4.0	**	3.4	3.5
Pte-du-Lac/Yamachiche	**	**	4.9	**	3.5	2.8	2.4	0.0	3.8	2.2
Cap-de-la-Madeleine	**	**	5.8	5.0	5.3	**	**	**	6.9	6.9
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	5.4	**	4.7	**	**	**	5.1	3.8
Bécancour	45.6	**	2.6	12.3	2.2	1.9	**	2.7	4.9	4.4
Outlying Areas (Zones 4-8)	**	**	4.6	4.6	4.2	4.7	7.7	5.0	5.2	5.1
Trois-Rivières CMA	**	10.0	5.2	7.3	4.1	4.7	7.5	6.5	5.3	6.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	361	378	401	434	484	529	528	549	451	488
UQTR Sector	398	391	479	482	581	579	678	687	551	554
North Sector	340	351	474	479	618	626	603	614	574	582
Former Trois-Rivières City (Zones 1-3)	374	380	447	462	562	579	605	616	525	540
Trois-Rivières-Ouest	421	422	446	457	611	642	633	642	580	601
Pte-du-Lac/Yamachiche	**	**	633	531	625	634	773	738	645	639
Cap-de-la-Madeleine	356	360	432	453	536	529	550	572	507	519
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	472	483	576	573	724	733	605	630
Bécancour	321	**	393	400	562	572	583	589	529	545
Outlying Areas (Zones 4-8)	370	371	442	456	573	583	607	622	547	564
Trois-Rivières CMA	373	378	444	459	568	581	606	620	537	552

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	199	210	987	1,078	1,220	1,308	463	466	2,869	3,062
UQTR Sector	248	251	801	817	1,059	1,088	462	466	2,570	2,622
North Sector	67	72	708	697	1,332	1,349	764	766	2,871	2,884
Former Trois-Rivières City (Zones 1-3)	514	533	2,496	2,592	3,611	3,745	1,689	1,698	8,310	8,568
Trois-Rivières-Ouest	29	29	742	742	1,869	1,915	891	907	3,531	3,593
Pte-du-Lac/Yamachiche	8	5	40	47	175	198	43	56	266	306
Cap-de-la-Madeleine	96	92	1,071	1,088	2,211	2,226	967	964	4,345	4,370
St-Louis/Champlain/St-Maurice/Ste-Marthe	0	0	94	97	330	330	245	280	669	707
Bécancour	9	5	83	88	282	294	120	122	494	509
Outlying Areas (Zones 4-8)	142	131	2,030	2,062	4,867	4,963	2,266	2,329	9,305	9,485
Trois-Rivières CMA	**656**	**664**	**4,526**	**4,654**	**8,478**	**8,708**	**3,955**	**4,027**	**17,615**	**18,053**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	**	**	9.0	11.8	7.2	**	**	**	8.1	9.6
UQTR Sector	1.8	1.4	4.0	7.8	3.2	3.7	4.8	8.0	3.6	5.7
North Sector	**	**	4.4	9.3	2.5	3.2	**	8.8	4.9	6.3
Former Trois-Rivières City (Zones 1-3)	5.4	**	6.1	9.8	4.3	4.9	7.7	8.7	5.6	7.3
Trois-Rivières-Ouest	**	**	**	3.7	3.9	3.3	4.9	**	4.1	3.5
Pte-du-Lac/Yamachiche	**	**	4.9	**	4.1	2.8	4.6	0.0	4.6	2.2
Cap-de-la-Madeleine	**	**	5.8	5.0	**	**	**	**	7.4	7.2
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	5.4	**	4.7	**	**	**	5.1	3.8
Bécancour	45.6	**	2.6	12.3	4.0	1.9	**	2.7	5.8	4.4
Outlying Areas (Zones 4-8)	**	**	4.6	4.6	4.9	4.8	8.3	5.1	5.8	5.2
Trois-Rivières CMA	**	11.6	5.4	7.5	4.7	4.8	8.0	6.6	5.7	6.2

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Trois-Rivieres CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Downtown	**	1.5	++	++	++	++	++	**	1.3	++
UQTR Sector	3.7	**	1.5	0.8	1.2	++	1.2	1.1	1.3	1.4
North Sector	**	2.4	2.1	1.1	1.8	1.2	++	2.2	2.0	1.1
Former Trois-Rivières City (Zones 1-3)	8.0	++	1.2	1.1	1.5	++	++	2.0	1.5	1.1
Trois-Rivières-Ouest	++	**	++	++	2.0	++	1.6	1.0	1.4	1.4
Pte-du-Lac/Yamachiche	**	**	**	++	++	**	**	**	++	++
Cap-de-la-Madeleine	++	++	++	2.0	**	2.2	**	++	1.9	1.8
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	**	++	++	2.7	++	++	++	1.5
Bécancour	**	**	-2.5	1.8	++	2.4	**	++	++	2.3
Outlying Areas (Zones 4-8)	++	++	1.2	1.4	2.2	1.7	2.6	++	1.5	1.6
Trois-Rivières CMA	**6.6**	**++**	**1.2**	**1.2**	**1.8**	**1.2**	**1.3**	**1.5**	**1.5**	**1.3**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Trois-Rivieres CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Trois-Rivières CMA										
Pre 1960	**	**	**	12.4	**	**	**	**	7.7	11.0
1960 - 1974	**	**	5.5	7.2	4.1	5.3	**	9.5	6.4	7.4
1975 - 1989	4.4	5.3	5.0	7.1	4.4	4.8	7.1	6.2	5.3	5.7
1990 - 2004	**	**	**	4.1	**	**	**	6.0	3.1	3.4
2005+	**	**	**	3.3	0.7	1.7	5.8	**	2.2	2.1
Total	**	10.0	5.2	7.3	4.1	4.7	7.5	6.5	5.3	6.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Trois-Rivieres CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Trois-Rivières CMA										
Pre 1960	362	372	379	389	459	493	523	533	436	461
1960 - 1974	370	371	441	456	526	525	589	594	500	513
1975 - 1989	390	382	449	459	531	536	589	598	521	529
1990 - 2004	**	**	472	505	618	650	641	656	586	613
2005+	**	**	564	536	715	728	739	749	696	698
Total	373	378	444	459	568	581	606	620	537	552

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Trois-Rivieres CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Trois-Rivières CMA										
3 to 5 Units	**	**	**	**	3.2	3.0	4.0	5.9	4.5	5.3
6 to 19 Units	5.9	**	4.8	6.3	4.5	5.5	9.4	6.7	5.8	6.2
20 to 49 Units	1.2	10.4	5.2	7.0	4.6	6.1	5.7	8.7	4.7	7.2
50 to 99 Units	**	**	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	**	10.0	5.2	7.3	4.1	4.7	7.5	6.5	5.3	6.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Trois-Rivieres CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Trois-Rivières CMA										
3 to 5 Units	374	376	395	403	616	615	602	621	564	577
6 to 19 Units	351	347	432	445	528	546	589	602	511	529
20 to 49 Units	377	381	499	492	583	598	656	664	549	550
50 to 99 Units	**	**	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	373	378	444	459	568	581	606	620	537	552

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Trois-Rivieres CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	**	**	8.2	11.8	3.2	9.8	-	-	-	**
UQTR Sector	**	**	2.4	4.7	3.1	2.6	**	**	**	**
North Sector	0.6	**	**	7.0	5.0	9.3	**	**	-	-
Former Trois-Rivières City (Zones 1-3)	5.8	6.3	5.7	7.9	4.0	6.7	**	**	**	**
Trois-Rivières-Ouest	**	**	3.7	3.2	4.1	8.3	-	-	-	-
Pte-du-Lac/Yamachiche	2.5	2.5	7.5	2.9	**	**	-	-	-	-
Cap-de-la-Madeleine	**	**	7.5	6.6	10.9	**	**	**	-	-
St-Louis/Champlain/St-Maurice/Ste-Marthe	**	0.0	**	5.9	**	**	-	-	-	-
Bécancour	1.2	4.0	7.1	4.7	-	-	-	-	-	-
Outlying Areas (Zones 4-8)	3.4	4.4	6.0	5.1	6.6	8.8	**	**	-	-
Trois-Rivières CMA	4.5	5.3	5.8	6.2	4.7	7.2	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Trois-Rivieres CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Trois-Rivières CMA										
LT $400	**	**	**	11.4	**	**	**	**	7.3	9.4
$400 - $449	**	**	**	8.9	**	**	**	**	7.3	10.3
$450 - $499	**	**	4.5	6.4	4.7	4.4	**	**	4.9	5.4
$500 - $549	**	**	0.4	3.2	6.4	6.1	**	**	5.4	6.6
$550 - $599	**	**	0.9	**	2.5	4.4	**	**	6.7	5.5
$600+	**	**	1.6	5.4	1.9	2.2	5.9	5.5	3.3	3.7
Total	**	10.0	5.2	7.3	4.1	4.7	7.5	6.5	5.3	6.0

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while ** indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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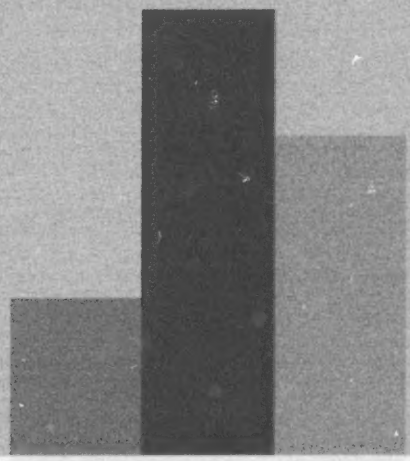

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
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